

File No: CW-OPA-1944
Municipality: Town of Collingwood
Location: Legally described as Blocks 1 through 7 on
Plan 51M-1049, being Part Lot 45, Concession 10,
former Geographic Township of Nottawasaga,
now in the Town of Collingwood, County of Simcoe.

Date of Decision: February 11, 2020
Date of Notice: February 14, 2020
Last Date of Appeal: March 5, 2020

NOTICE OF DECISION
With Respect to an Official Plan Amendment
Subsection 17(35) and 21 of the *Planning Act*

A decision was made by County of Simcoe Committee of the Whole on the date noted above to approve Amendment No. 44 to the Official Plan for the Town of Collingwood, as adopted by the Town of Collingwood By-law No. 2019-077 and as per Schedule 2 to Item CCW 2020-070.

Purpose and Effect of the Official Plan Amendment

The purpose and effect of the amendment is to increase the maximum number of residential dwelling units for the entirety of Balmoral Village (Blocks 1 through 4) from 300 units to 313 units and to increase the maximum number of residential dwelling units for Blocks 2, 3 & 4 (Medium Density Residential – Mixed Use blocks) from 210 units to 217 units.

This decision is consistent with Provincial policy statements issued under the *Planning Act* and conforms with Provincial and County plans. A copy of the decision and Item CCW 2020-070 is attached.

Public Input in the form of oral and written submissions were received from the public and agencies. The effect of any comments are detailed in the associated staff report (CCW 2020-070). The County is satisfied that these comments were considered prior to approval of Official Plan Amendment No 44.

When and How to File an Appeal

Any appeal to the Local Planning Appeal Tribunal must be filed with the Clerk of the County of Simcoe no later than 20 days from the date of this notice, shown above as the last date of appeal.

The notice of appeal should be sent to the attention of John Daly, County Clerk, at the address shown below and it must:

- (1) set out the specific part of the proposed official plan amendment to which the appeal applies;
- (2) set out the reasons for the request for the appeal;
- (3) include a completed Tribunal Appellant Form (A1); and,
- (4) Be accompanied by the fee charged under the *Local Planning Appeal Tribunal Act 2017* in the amount of \$300.00, payable by certified cheque to the Minister of Finance, Province of Ontario.

Please refer to the Tribunal website for the Appellant Form (A1) and more information on filing an appeal (<http://elto.gov.on.ca/tribunals/lpat/about-lpat/>).

Who Can File an Appeal

Only individuals, corporations or public bodies may appeal the decision of the County of Simcoe to the Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there

are reasonable grounds to add the person or public body as a party.

When the Decision is Final

The decision of the County of Simcoe is final if a Notice of Appeal is not received on or before the last day for filing a notice of appeal (please refer to the Last Date of Appeal noted above).

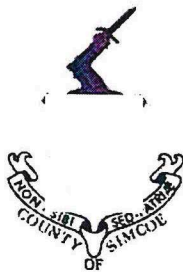
Getting Additional Information

Additional Information about the application is available for public inspection during regular office hours at the County of Simcoe at the address noted below, from the office of the municipality noted above, or by contacting the County of Simcoe Planning Department at (705) 726-9300.

Mailing Address for Filing a Notice of Appeal

County Clerk
County of Simcoe
Administration Centre,
1110 Highway 26, Midhurst, ON L9X 1N6

Attention: John Daly, County Clerk
Telephone: (705) 726-9300 - Ext. 1623



Ref. Item No: CCW 2020-070

Meeting Date: February 11, 2020

COUNTY OF SIMCOE

COMMITTEE OF THE WHOLE RESOLUTION

Delegated under the Authority of Planning Act

MOVED BY:

Councillor

(Leroux)

SECONDED BY:

Councillor

(Hughes)

That Official Plan Amendment No. 44 to the Town of Collingwood
Official Plan be adopted by the Town of Collingwood By-law 2019-
077, be approved, as per Schedule 2 to Item CCW 2020-070, dated
February 11, 2020; and

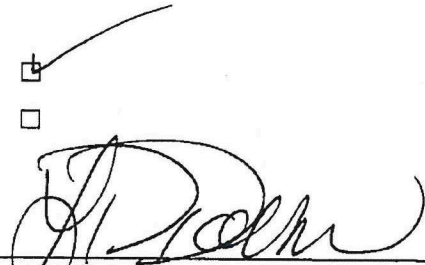
That Notice of Decision of Official Plan Amendment No. 44 to the
Town of Collingwood Official Plan be provided in accordance with the
Planning Act.

Carried



Defeated




Corporate Services Business Section Chair



To: **Committee of the Whole**

Agenda Section: Corporate Services
Division: Engineering, Planning and Environment
Department: Planning – Delegated Authority

Item Number: CCW - 2020-070

Meeting Date: February 11, 2020

Subject: Request for Approval – Town of Collingwood Official Plan Amendment No. 44

Recommendation

That Official Plan Amendment No. 44 to the Town of Collingwood Official Plan, as adopted by the Town of Collingwood By-law 2019-077, be approved, as per Schedule 2 to Item CCW 2020-070, dated February 11, 2020; and

That Notice of Decision of Official Plan Amendment No. 44 to the Town of Collingwood Official Plan be provided in accordance with the *Planning Act*.

Executive Summary

The following provides a summary of the proposal:

Location: Legally described as Blocks 1 through 7 on Plan 51M-1049, being Part Lot 45, Concession 10, former Geographic Township of Nottawasaga, now in the Town of Collingwood, County of Simcoe.

Applicant: Black Ash Enterprises Inc.

Proposal: The purpose of the Official Plan Amendment is to increase the maximum number of residential dwelling units for the entirety of Balmoral Village (Blocks 1 through 4) from 300 units to 313 units and to increase the maximum number of residential dwelling units for Blocks 2, 3 & 4 (Medium Density Residential – Mixed Use blocks) from 210 units to 217 units

County File: CW-OPA-1944

Municipal File: D08219

Background/Analysis/Options

The purpose of the Official Plan Amendment is to permit a minor increase to the overall permitted density within the Balmoral Village development.

The subject property is 9.4 hectares in area and is located on the south side of Harbour Street West at Dawson Drive. Surrounding land uses include residential to the north, highway commercial to the east, environmental protection to the south and resort commercial to the west.

The property is legally described as Blocks 1 through 7 on Plan 51M-1049, locally known as Balmoral Village, and is comprised of the following blocks:

- Block 1 is 4.27 hectares of condominium land; 80% built out in 2 phases for a total of 96 semidetached and townhouse dwellings.
- Block 2 is currently vacant and a five-storey condominium building is proposed on 0.86 hectares.
- Block 3 is currently vacant and proposes a five-storey mixed use building comprised of two floors of medical/wellness/commercial leasable area and three floors (35 dwellings) of senior's apartments on 0.47 hectares. The proposed amendment is required to decrease the commercial space for residential units. Future development of Block 3 will be subject to site plan control.
- Block 4 includes a four-storey Retirement Residence consisting of 127 units including an 8,000 square foot internal "Recreation Club" for all residents of Balmoral, plus a four-storey purpose built seniors apartment building consisting of 49 units on 1.82 hectares.
- Blocks 5, 6, & 7 are dedicated to a stormwater management facility, environmentally protected lands, and a road widening for a total of 2.07 hectares.

The amendment applies to Blocks 1 through 4 only. A figure identifying the blocks is included in Schedule 3 to this Item.

Multiple residential zoning categories within the Collingwood Zoning By-law apply to the total landholdings. The existing zone class and associated exceptions appropriately reflect the uses and built form noted above. As such, no zoning changes are proposed.

The property is designated 'Medium Density Residential' and 'Mixed Use Density Residential' in the Town of Collingwood Official Plan. In order to facilitate the proposed minor increase to the overall density within Balmoral Village, two sections of the Town of Collingwood's Official Plan require amendments:

- Increase the maximum permitted 300 residential units to a total of 313 residential units for the entirety of Balmoral Village (Blocks 1, 2, 3, & 4) [as identified on page 3 of Schedule 2]; and
- Increase the maximum permitted 210 residential units to a total of 217 residential units for the Residential Mixed-Use designation that applies to Blocks 2, 3, & 4 [page 4 of Schedule 2].

The statutory public meeting was held on September 30, 2019, and Council for the Town adopted Official Plan Amendment No. 44 on November 25, 2019.

Prior to submitting an application to amend the Town's Official Plan, the applicant pre-consulted with Town staff and the following studies have been submitted in support of the application:

1. Planning Opinion, prepared by Plan Wells Associates, dated June, 2019;
2. Functional Servicing & Stormwater Management Report, prepared by C.F. Crozier & Associates Inc., dated April 2019; and
3. Parking Justification Study, prepared by C.F. Crozier & Associates Inc., dated May 2019.

Provincial Policy Statement (2014)

Section 1.1 of the Provincial Policy Statement (PPS) generally encourages the development of healthy, liveable and safe communities through promoting efficient development and land use patterns and accommodating an appropriate mix of residential, employment and other uses to meet long-term needs.

Policy 1.1.3.1 states that settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted. Policy 1.1.3.3 describes that planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or area including brownfield sites. Policy 1.1.3.6 notes that new development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

The subject lands are located within the existing built-up area and the proposed development would contribute to the Town's livable community. Planning staff are satisfied that the proposed amendment is consistent with the PPS.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan) manages growth and development that supports economic prosperity, protects the environment, and helps communities achieve a high quality of life. The policies of the Plan concentrate on designing complete communities with high quality compact built form, prioritize intensification to make efficient use of land and infrastructure, support a range and mix of housing options and provide a diverse mix of land uses including residential and employment uses.

County of Simcoe Official Plan

Schedule 5.1 of the Simcoe County Official Plan (SCOP) designates the subject lands as 'Settlements'. The objectives 3.5.1 to 3.5.4 of the SCOP encourage settlement areas to develop as complete communities with a diverse mix of land uses, a range and mix of employment and housing types, and a development form and pattern to promote efficient use of lands and municipal services.

The development is serviced by existing municipal water and wastewater and is located near commercial uses, residential, and recreation services. The subject lands are located within the built-up area of Collingwood, as delineated by the Province. County Official Plan policy 3.5.24 states that Collingwood is to achieve a 40% intensification target within the built boundary. The proposal would contribute to the Town's intensification target.

Comments Received

Comments received during the public consultation process prior to the adoption by the Town were received from the public regarding the following issues: parking/traffic impacts, servicing, and tenure. County staff are satisfied that the oral and written submissions received were considered and addressed through the studies and reports prepared by C.F. Crozier & Associates Inc.

- The Parking Justification Study concluded that the minimal increase of units can be supported by the existing and proposed parking and that the overall supply will result in a surplus.

- The Functional Servicing & Stormwater Management Report concluded that there is adequate capacity to service the increase to Block 3.
- Concerns regarding the tenure (rental vs. ownership) of Block 3 were raised. The applicant's agent clarified that while the residential units within Block 2 includes condominium units for sale, the residential units within Block 3 will be marketed as rental units and the commercial component will be retained. County staff opine that the tenure of the units is not a planning issue.

County planning staff are satisfied that the oral and written submissions received from the agencies were considered and/or addressed prior to the approval of OPA No. 44.

Summary

OPA No. 44 amends the Town of Collingwood Official Plan by:

- a) Deleting Policy 4.3.2.6.3(2)(1) – Minimum-Maximum Unit County in its entirety and replacing it with the following Policy:
“The minimum residential dwelling unit count on the entire site shown on Schedule 1, Shall be 120 units and the maximum number of residential dwelling units permitted on the subject lands shall not exceed 313.”; and
- b) Deleting Policy 4.3.2.6.3(2)(3) – Mixed Use Density in its entirety and replacing it with the following Policy:
“The minimum number of units located within the Medium Density Residential Mixed-Use Blocks shown on Schedule 2 shall be 80 units and the maximum number shall not exceed 217 units.”

County Planning staff recommends approval of Official Plan Amendment No. 44 to the Town of Collingwood Official Plan, as adopted by the Town of Collingwood By-law 2019-077, as Schedule 2 to this report, given the reasons outlined in this report which include:

- Consistency with the Provincial Policy Statement;
- Conformity with the Growth Plan for the Greater Golden Horseshoe;
- Conformity with the goals, objectives and general intent of the County of Simcoe Official Plan; and,
- Conformity with the Town of Collingwood Official Plan.

Financial and Resource Implications

There are no financial implications associated with this Item, however, if the County's decision is appealed to the Local Planning Appeal Tribunal (LPAT) there may be legal costs associated with that process. In the event of an appeal, staff will report back seeking authority to proceed with involvement in related LPAT proceedings.

Relationship to Corporate Strategic Plan

No direct relationship to corporate strategies.

Reference Documents

There are no reference documents associated with this Item.

Attachments

Schedule 1 – Location Map

Schedule 2 – Town of Collingwood Official Plan Amendment No. 44 as adopted

Schedule 3 – Balmoral Village Development Block Identification

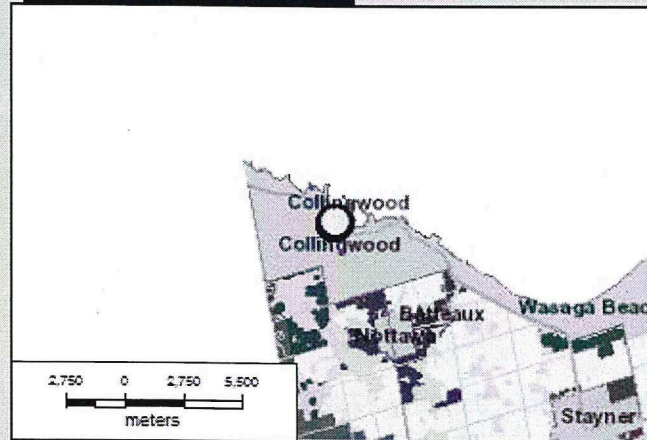
Prepared By Adrianna Spinosa, MCIP, RPP, Planner III**Approvals****Date**David Parks, Director of Planning, Economic Development and
Transit January 27, 2020Debbie Korolnek, General Manager, Environment, Planning and
Environment January 27, 2020

Corporate Performance January 30, 2020

Mark Aitken, Chief Administrative Officer February 5, 2020

Location Map

Municipal Context



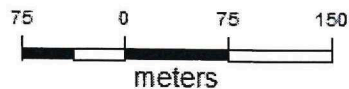
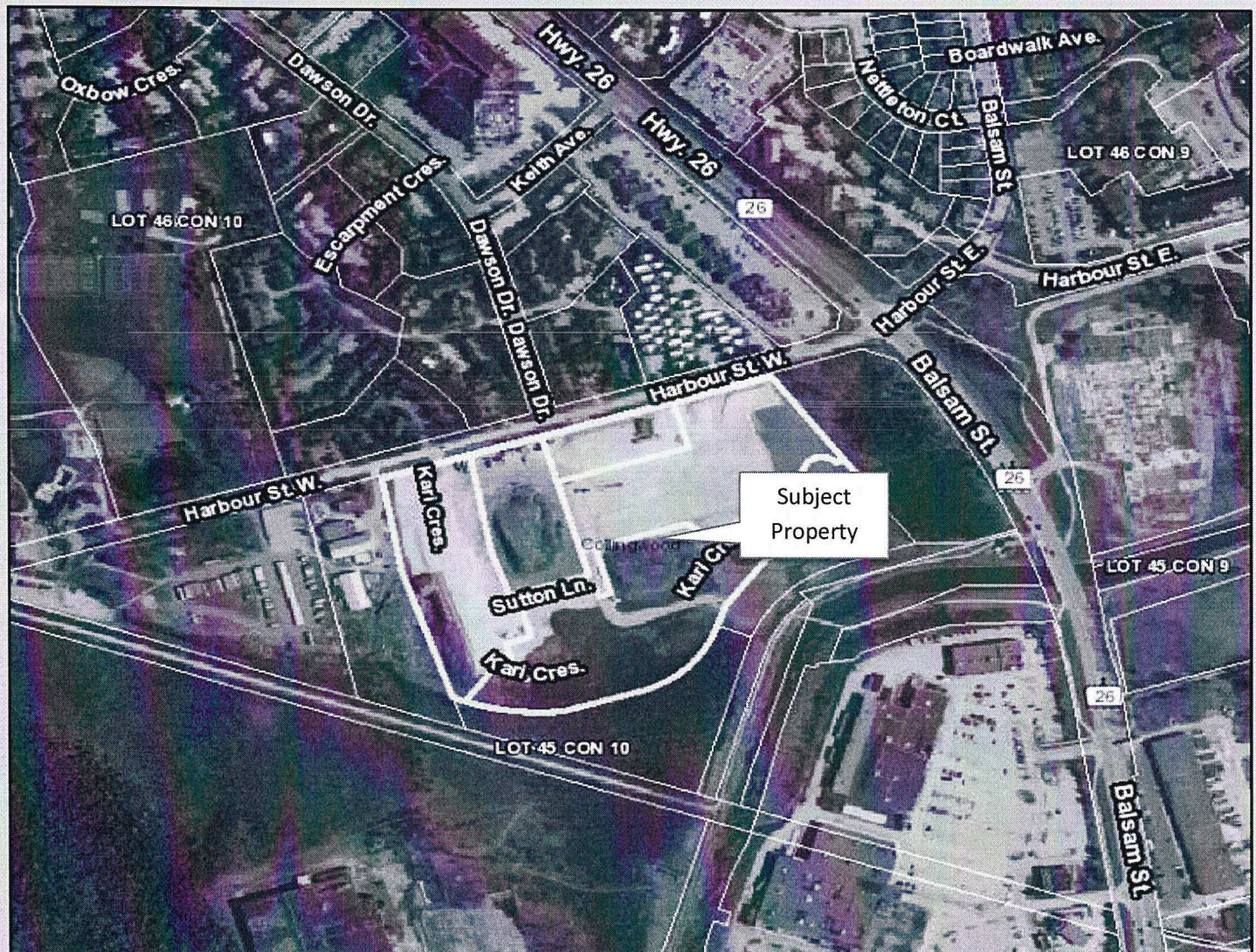
County File Number: CW-OPA-1944

Address: Balmoral Village, Collingwood

COLLINGWOOD

County Official Plan Legend

- | | |
|--------------------|---|
| Agricultural Lands | Lands Not Subject To Plan |
| Settlements | Niagara Escarpment Plan Area |
| Economic District | Greenbelt Plan - Protected Countryside |
| Greenlands | Oak Ridges Moraine Conservation Plan Area |
| Rural Lands | Special Development Area Big Bay Point |
| Secondary Plan | Subject Property |



Map Legend

- | | | | |
|------------------|-----------------|----------------|------|
| Subject Property | Settlement Area | Built Boundary | 2016 |
|------------------|-----------------|----------------|------|



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THIS IS NOT A PLAN OF SURVEY.

Date Generated: 2020/01/23

OFFICIAL PLAN AMENDMENT**AMENDMENT NO. 44****TO THE OFFICIAL PLAN OF THE
TOWN OF COLLINGWOOD****PART 1 – THE PREAMBLE****1.1 TITLE**

This Amendment, when approved by the County of Simcoe, shall be known as Amendment No. 44 to the Official Plan of the Town of Collingwood.

1.2 COMPONENTS

This Amendment consists of the Text as attached hereto. The preamble does not constitute part of the actual Amendment, but is included for convenience purposes.

1.3 PURPOSE OF THE AMENDMENT

The purpose of this Official Plan Amendment is to permit a minor increase to the overall permitted density within the Balmoral Village development.

Policy 4.3.2.6.3(2)(1) to the Town of Collingwood Official Plan establishes the maximum residential unit count for the entire Balmoral Village site at 300 units and Policy 4.3.2.6.3(2)(3) establishes the combined maximum residential unit count for those lands designated Residential-Mixed Use (Blocks 2, 3 & 4) at 210 units.

The original design for Block 3 consisted of a mixed-use building with GLA of 2,787 m² (30,000 ft²) for a medical/wellness centre with offices for physicians, physiotherapists, dieticians, etc., a prescription dispensary and local convenience retail shops to serve the Balmoral residents. Due to the on-going pressure for smaller, affordable retirement residential units, the applicant is now proposing to decrease the dedicated GLA of the medical/wellness/commercial centre to 1,858 m² (20,000 ft²) and construct 36 residential units. The proposed 36 residential units exceed the maximum number of units permitted on the overall Balmoral lands by 13 units and exceeds the permitted combined maximum residential units on those lands designated Residential-Mixed Use (Blocks 2, 3 and 4), by 7 units.

In order to increase the overall density on the subject lands from 300 to 313 residential units and increase the overall combined density permitted on those lands designated Residential-Mixed Use (Blocks 2, 3 and 4) from 210 to 217 residential units, an Official Plan Amendment is required. The Official Plan Amendment will permit the desired development of Block 3.

1.4 LOCATION

This Amendment applies to those lands described as Blocks 1, 2, 3 and 4, Plan 51M-1049, being Part Lot 45, Concession 10, former Geographic Township of Nottawasaga, now in the Town of Collingwood, County of Simcoe.

1.5 BASIS OF THE AMENDMENT

This proposed Official Plan Amendment:

- Is consistent with the policies of the Provincial Policy Statement 2014, A Place to Grow – Growth Plan for the Greater Golden Horseshoe, 2019 and the County of Simcoe Official Plan;
- Accommodates growth within a settlement area, thereby reducing the need for the expansion of settlement areas to accommodate growth;
- Provides growth through intensification in context with appropriate development standards to ensure compatibility with existing development and supports the Town's achievement of its minimum intensification target;

- Makes efficient use of a vacant, underutilized parcel of land within an area where existing infrastructure such as sanitary services and water distribution, recreation, public transit and other services provided by the municipality are already in place;
- Fulfills the needs of residents at various stages of retirement living by providing range of living options in a supportive adult living environment, with medical and health care facilities located within the community;
- Ensures public health and safety by removing a vacant site and connecting the area with a residential intensification development;
- Contributes to a compact, vibrant and complete community;
- Provides for a more appropriate and compatible use with the surrounding area;
- Applies to lands suitable for the proposed use; and
- Constitutes good planning.

PART 2 - THE AMENDMENT

2.1 PREAMBLE

All of this part of the document entitled Part II – The Amendment, which consists of the following text and Schedules “1” and “2”, constitutes Amendment No. 44 to the Official Plan for the Town of Collingwood.

2.2 DETAILS OF THE ACTUAL AMENDMENT

2.1 Policy 4.3.2.6.3(2)(1) to the Town of Collingwood Official Plan is hereby deleted in its entirety and is replaced with the following Policy:

“4.3.2.6.3(2)(1) – Minimum-Maximum Unit Count

The minimum residential dwelling unit count on the entire site shown on Schedule 1, shall be 120 units and the maximum number of residential dwelling units permitted on the subject lands shall not exceed 313.”

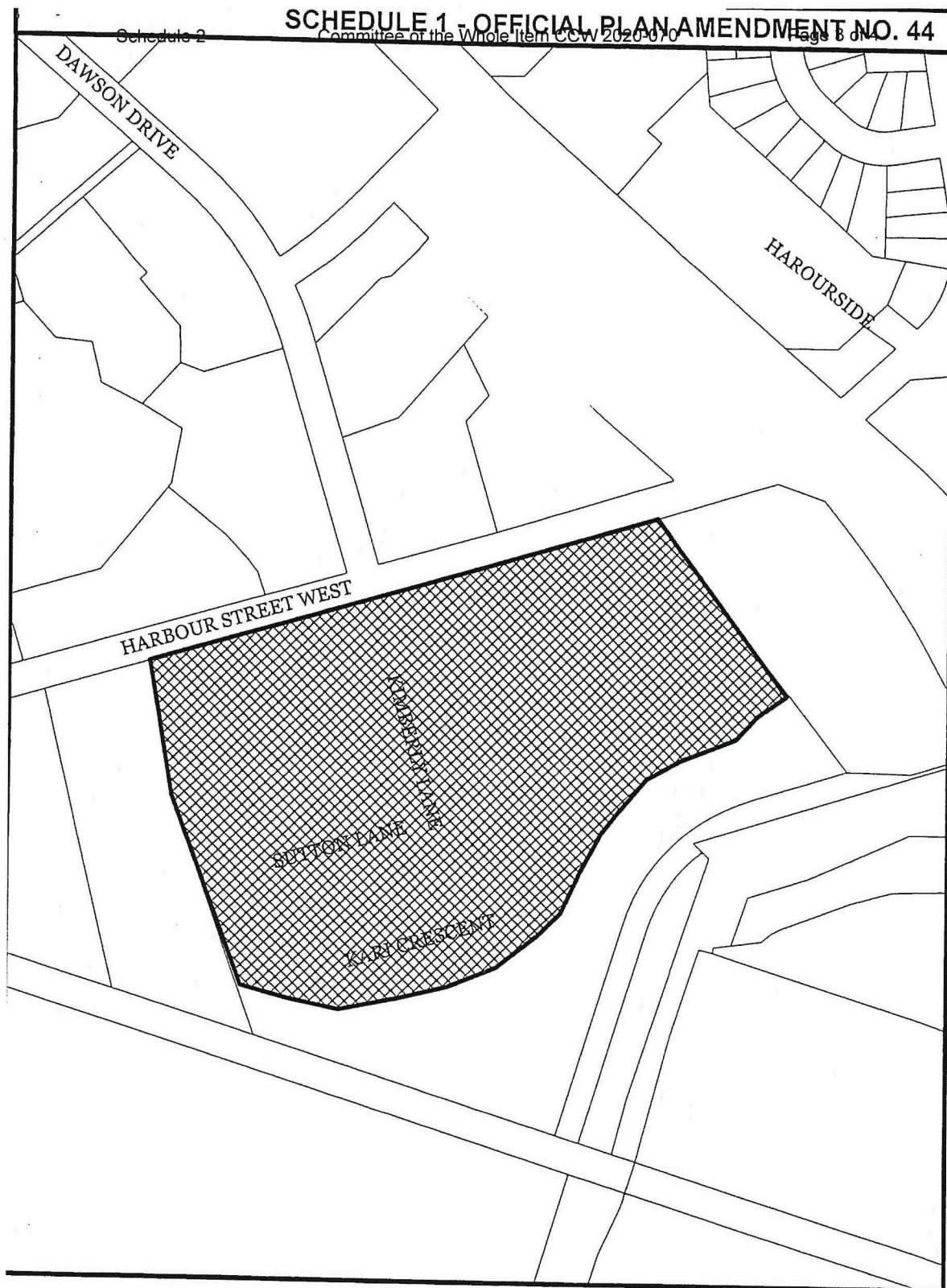
2.2 Policy 4.3.2.6.3(2)(3) to the Town of Collingwood Official Plan is hereby deleted in its entirety and is replaced with the following Policy:

“4.3.2.6.3(2)(3) – Mixed Use Density

The minimum number of units located within the Medium Density Residential Mixed-Use Blocks shown on Schedule 2 shall be 80 units and the maximum number of shall not exceed 217 units.”

2.3 INTERPRETATION

The provisions set forth in the Town of Collingwood Official Plan, as amended from time to time, regarding the interpretation of that Plan, shall apply in regard to this Amendment and as may more specifically be set out or implied within the policies contained therein. Unless precluded, altered or exempted by any policies contained herein, all of the relevant policies of the Town of Collingwood Official Plan shall apply to this Amendment.

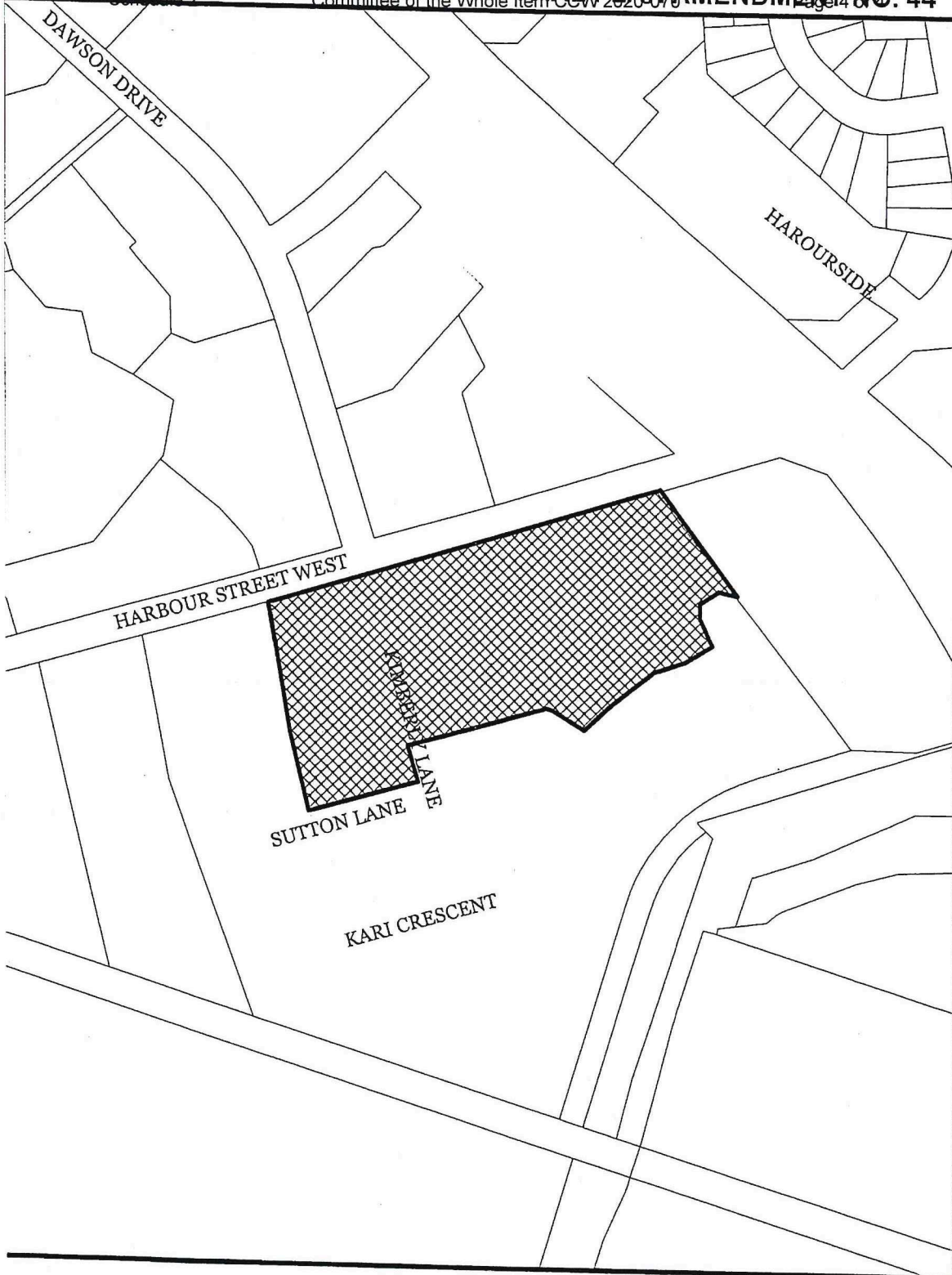


LEGEND



Lands to increase the maximum number of residential dwelling units from 300 units to 313 units (Official Plan policy 4.3.2.6.3 (2)(1))





LEGEND



Lands to increase the maximum number of residential dwelling units for the Balmoral Village Medium Density Residential - Mixed Use blocks (being Blocks 2, 3 & 4) from 210 units to 217 units. (Official Plan policy 4.3.2.6.3 (2)(3))

N

Balmoral Village Development Block Identification